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DHOLERA OFFICE
12\13, Riddhi-Siddhi Complex,
Port Road, Dholera.

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THE LARGEST LUXURIOUS RESIDENTIAL PROJECT **INSIDE DHOLERA SIR**



FIDATO
LUXURIA 2
PLOTS & VILLAS

RESIDENTIAL PLOTS & LUXURIOUS VILLAS



dholera
INDUSTRIAL CITY

A NEW



GOVERNEMENT AMENITIES

IT & KNOWLEDGE ZONE

- LIBRARY
- MUSEUM
- PROFESSION INSTITUTES
- SCHOOLS
- COLLEGES
- SCHOOL CLASSICS

SPORTS & RECREATION ZONE

- INDOOR STADIUMS
- CRICKET STADIUMS
- BASKETBALL STADIUMS
- GOLF COURSE
- KIDS TRAINING CENTERS
- TENNIS & BADMINTON COURTS

PUBLIC FACILITY ZONE

- SWIMMING POOL
- MULTIPLEX THEATER
- MALL | RESTAURANTS
- GYMNASIUM
- YOGA CENTER
- JOGGING PARK



AT ENTRANCE OF SIR ACTIVATION AREA
300 Mtr.



JUST BESIDES DHOLERA VILLAGE
1 MINUTE



ON EXISTING PORT ROAD & FUTURE TP ROAD
1 MINUTE



AHMEDABAD-DHOLERA EXPRESS WAY
1 MINUTE



DHOLERA INTERNATIONAL AIRPORT
10 K.M.



**LOCATION
ADVANTAGE**



ABCD BUILDING
2 MINUTES



DHOLERA JUNCTION
(AHMEDABAD-BHAVNAGAR ROAD)
1 MINUTE



BANKS & RETAIL STORES
2 MINUTE

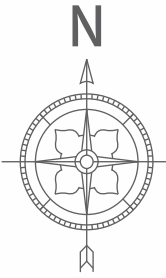


BUS STATION & RESTAURANTS
2 MINUTE



SWAMINARAYAN & JAIN TEMPLE
2 MINUTE

LAYOUT PLAN



A project by
FIDATO BUILDCON

AREA TABLE

PLOT NO.	CARPET AREA (SQYD)	SBU AREA (SQYD)
1	738.05	1130.92
2	1168.00	1789.74
3	1194.88	1830.92
4	598.00	916.32
5	239.39	366.82
6	239.39	366.82
7	239.39	366.82
8	239.39	366.82
9	239.39	366.82
10	239.39	366.82
11	239.39	366.82
12	239.39	366.82
13	239.39	366.82
14	240.04	367.81
15	299.85	459.46
16	378.63	580.18
17	239.28	366.66
18	240.04	367.81
19	240.04	367.81
20	239.28	366.66
21	239.28	366.66



RESIDENTIAL ZONE RULES & REGULATIONS

SR NO.	MINIMUM ROAD WIDTH (METERS)	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT	MAXIMUM SETBACKS (FRONT -REAR - BOTH SIDES)	PERMITTED USE PREMISES
1	55m & above	2	60%	G+5 or 18m whichever is less	5m - 6m - 6m - 6m	Cinema Hall, Retail Mall, Petrol/CNG/ LPG Pump, Bank, Hospital A and B and all use given in (2) and (3) below
2	25m to Below 55m	1.5	60%	G+3 or 15m whichever is less	5m - 5m - 5m - 5m	(2) Neighbourhood Retail/Services shop, Restaurant/ Cafe, Hawker Zone, Designed Vegetable Market/Bazaar, Commercial Centre, Primary and secondary; Multi-purpose ground larger than 5 ha; Place of Worship on Plot larger than 1000 sq m; Service/ Repair Shop; Veterinary Hospital; Public Facility/ Infrastructure/ utility Buildings; and All uses given in (3) below
3	Below 25m	1	50%	G+2 or 10m whichever is less	3m - 3m - 3m - 3m	(3) Multi-storey apartment and cluster thereof; Row-house, Villa/ Bungalow; Multi-purpose ground smaller than 5 ha; Terraced / Row House; villa/ bungalow; housing for EWS; night Shelter; Old - Age home; Maternity Home, Nursing home, Kindergarden, Day-care, Dispensary, Veterinary clinic, Health Club, Place of Worship on plot smaller than 1000 sq m, Community hall, Health Club, swimming Pool

DHOLERA SIR
AN INVESTMENT
OPPORTUNITY

Activation Area

Phase 0 - 22.5 sqkm

December 2020



FEATURES & AMENITIES



Boundary wall with an attractive Gate.



Every plot to be allotted, demarcated properly.



Tree plantation lined internal roads for green & Natural environment.



Provision for water Supply.



40 Ft. WIDE Internal Roads.



Common Plot with Garden, Kids play area, Event lawn.



Street light on internal roads.



Drainage Facility.



Walkway for jogging.

PROJECT HIGHLIGHTS

All social Amenities are in Vicinity e.g Bank, Restaurants, Bus station

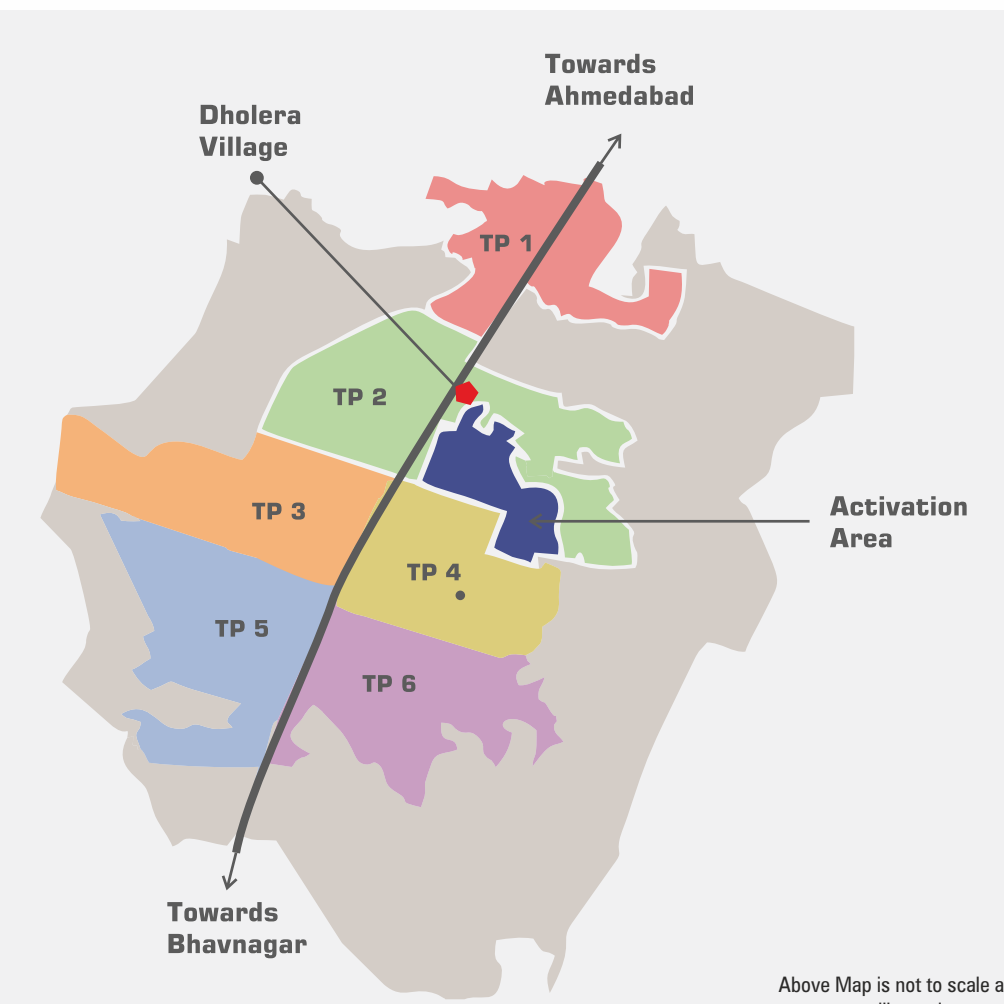
At the entrance of Dholera SIR Activation Area In TP 2 INSIDE Dholera SIR

NA, NOC WITH RERA

On Existing Road & TP 2 Road Corner 135 (Feet)

At Centre of Dholera SIR, Just Besides the Dholera Village

Residential Come Commercial



Above Map is not to scale and is for illustrative purpose only

FIDATO LUXURIA
PLOTS & VILLAS

A project by
FIDATO BUILDCON

Site Address : At Activation Area, Port Road, TP-2, Dholera.